



Jerdon Real Estate, Inc.

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PRICE: \$139,900

LOCATION: **MAGICIAN LAKEFRONT HEMLOCK ISLAND LOT**

Address : Lot 6, Hemlock Island

Lot Size : 92' on lake, 95' in back, 132/149' deep

Taxes : '09 \$661 (Non-Homestead); w/'10 SEW might be \$2,988+ sewer. Estimate only not guaranteed*

Tax ID # : 14-130-295-006-00 (Silver Creek Twp.)

Lake Size : 528 Acres

School District: Dowagiac

Beach : Sandy

Street : Private gravel

Possession : At close

Sewer : Municipal sewer available, purchaser assumes remaining assessment & tap-in fee*

REMARKS: Purchaser must be approved for and join membership in the Hemlock Island Association. Dues for a vacant lot is \$150 per year; with a house, \$326 +/- which includes trash pickup and use of mainland shoreline lot where owners park their cars and boats for island access. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. *Another \$76.29 appeared on tax bill for sewer assessment on frontage basis only; upon building, a sewer tap in fee will be charged of approx. \$7,920 +/- but contact Township for details & current amounts.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)



The island is in the background
Above the parked SUV.

